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Redevelopment Board Minutes 09/14/2009

Arlington Redevelopment Board
 Minutes of Monday, September 14, 2009
 Approved 10/05/09

Second Floor Conference Room, Town Hall

Members Present:
 Andrew West, Chair
 Christopher Loret, Vice Chair
 Roland Chaput
 Ed Tsioi
 Bruce Fitzsimmons

Also Present:
 Peter Katz Clear Wireless
 Carol Kowalski, Director of Planning & Community Development
 Joey Glushko, Planner

Mr. West convened the meeting at 7:02pm.

Symmes

Mr. West and Mr. Fitzsimmons updated the Board on a meeting that Mr. Fitzsimmons attended with the Town Manager, Town Counsel, Bob McCullough of Aequitas, a real estate advisory firm for the investors interested in acquiring the site from JPI, and Doug Manz of Oak Grove Residential, formerly with JPI. The purpose of the meeting was to make the initial introduction of the prospective developers to Town representatives. A formal agreement between JPI and the new developers was expected within the month, and the proposed terms would then be provided to the Town for its consideration.

The ARB asked for a memorandum from Ms. Kowalski outlining the due diligence process and issues that the Board must consider in evaluating the prospective developer. The Board also asked for an accounting on Symmes.

Environmental Design Review

1098 Massachusetts Avenue. Mr. Peter Katz, representing Clear Wireless, presented the application for a Special Permit to replace three existing antennae with three WiMax antennae and add two back-haul antennae. Mr. Joseph Weils, 11 Howard Street, expressed concern to the Board regarding the cumulative signal strength for abutters. He reported that his measurements exceed EPA limits. Mr. Katz stated that the antennae are directional, and that the RF signal emitted bypasses abutting structures. If the antennae were misaligned, the network would go down, so the antennae would immediately be corrected, he added. Mr. Chaput commented on the difference between the FCC's standards vs. the EPA's standards. After discussion, the Board was satisfied that the proposed dishes would be within the regulatory standards. Mr. Loret moved to approve the Special Permit with the additional condition that the equipment be entirely placed within the existing screened enclosure and the second backhaul antenna be placed in a new screened enclosure to the satisfaction of the Planning Director, and that the sentence requiring removal of defunct equipment be moved to first Special Condition. The motion was seconded and approved 5-0-0.

215 Massachusetts Avenue. Mr. Katz presented the application for a Special Permit for Clear Wireless to replace two new backhaul antennae with the existing rooftop array. Mr. Fitzsimmons moved to approve the application subject to the applicant submitting color simulated photos of the property showing the backhaul antennae as they would appear, submitting corrected 11" x 17" plans of sheet A-1, and such other sheets as the Planning Director may require, and subject to painting the antennae to match the existing brick work to the satisfaction of the Planning Director. Mr. Loret seconded the motion and amended it to move the sentence regarding removal of defunct equipment to the first Special Condition. The amended motion was approved 5-0-0.

47 Mystic Street. Mr. Katz presented the application for a Special Permit for Clear Wireless to install three backhaul antennae on the roof of the building at 47 Mystic Street. The Board asked that this and the prior approval specify approval for antennae up to 2' in diameter, since the applicant was uncertain what size would ultimately be specified by the engineers. Mr. Chaput moved approval with the same conditions as for 215 Massachusetts Avenue. Mr. Fitzsimmons seconded and the motion was approved 5-0-0.

Draft amendment to EDR Regulations

The Board discussed a possible rule change to allow the Planning Director to approve minor sign changes for signage that was previously approved as part of an Environmental Design Review Special Permit. Mr. Fitzsimmons commented that the rule change was consistent with the ARB's authority. He also presented revised language to allow the applicant to proceed with an application to the ARB if the Planning Director deems the change beyond the criteria of the proposed rule change. The Board tabled the item until Town Counsel could review it and until the Planning Director checks for consistency with a condition in a recent Decision for TD Bank regarding sign changes. Mr. Loret asked that the Planning Director check with the Chairman of the ZBA to see if that Board would be interested in a similar rule for sign changes to ZBA Special Permitted-projects.

The minutes of August 31, 2009 were approved as amended by a vote of 5-0-0.

Mr. Loret urged that the ARB be presented with a draft of Board of Survey regulations as soon as possible.

Mr. West clarified with the Planning Director that the ARB is interested in a list to track all the ARB's work. Ms. Kowalski said she would prepare this for the ARB before the next meeting.

Mr. Loret asked that a gentle reminder to the School Committee that they have to decide whether or not the Crosby and Parmenter Schools are going to be turned over to the ARB to manage for some additional period of time, and if they choose to do so, a warrant article to that effect will be needed for the next annual Town Meeting.

Mr. West updated the Board on the presentation on the draft Commercial Development plan that was made to the Review Committee on September 9.

The meeting was adjourned at 9:30pm
 Respectfully submitted,
 Carol Kowalski